

## Record of Kick-Off Briefing Sydney Central City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-376 – City of Parramatta – DA/646/2019/B – 45-53 Oxford Street, Epping
<b>APPLICANT / OWNER</b>	The Uniting Church in Australia Property Trust (NSW)
<b>APPLICATION TYPE</b>	Section 4.55(2) modification to approved 16 storey mixed use seniors living tower development, specifically revised internal layout, increased floor to ceiling heights, revised unit mix, minor façade amendments, revised plant location and detailed signage
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	S4.55(2) Modification Application
<b>CIV</b>	\$104,716,506.00 (excluding GST)
<b>BRIEFING DATE</b>	7 July 2022

### ATTENDEES

<b>APPLICANT</b>	Graeme Fielden, Dan Szwaj, Julia Moiso, Daniel West, Andrew Kim, David Edbrooke
<b>PANEL CHAIR</b>	Abigail Goldberg
<b>COUNCIL OFFICER</b>	Paul Sartor
<b>CASE MANAGER</b>	George Dojas
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards, Alexander Richard

## ISSUES LIST

- Introductions
  - The Chair introduced the Kick-Off meeting process.
- Applicant summary
  - The applicant introduced the proposal and modifications proposed to the approved DA.
  - Applicant sought clarification as to when the proposal will be considered by the Design Excellence Panel (DEP). Council stated that it will be listed for a late July or early August meeting. Council highlighted that the design changes were minimal, however, required to be considered by the DEP due to the height increase.
  - The applicant is maintaining the overall design broadly as originally approved, but noted the total number of apartments is decreasing, with larger apartment sizes and a change in apartment mix.
- Council summary
  - Council advised that the public exhibition is yet to finish, with two submissions received to date.
  - The increased height represented a 12% variation.
  - Council stated that there are no apparent major issues at this stage, however, they are yet to complete a detailed assessment including, overshadowing impacts resulting from the increased height variation.
- Chair comments
  - The Chair queried the lower-level balcony design, the applicant stated better ventilation was the factor behind this design change.
  - The Chair noted the proposal is straightforward in nature and major issues are not foreseen at this stage.
  - It was advised that the application may qualify for electronic determination if less than 10 submissions are received.
  - The Chair indicated that a further assessment briefing may not be required if the assessment process does not raise any issues of significance.

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained within.

## KEY ISSUES IDENTIFIED FOR CONSIDERATION

- The Chair requested clarification of design changes, including balconies.
- There may be some concerns with height based on community feedback. The applicant and Council are to address this issue, if required.

## **REFERRALS REQUIRED**

### Internal

- Design Excellence
- Environmental Sustainability

**TENTATIVE PANEL BRIEFING DATE: Assessment briefing may not be required**

**TENTATIVE PANEL DETERMINATION DATE: December 2022**